

**AMENDED (6-13-14)**  
**TOWN OF ROCKY HILL**  
**PLANNING AND ZONING COMMISSION**  
**NOTICE AND AGENDA OF SPECIAL MEETING/HEARINGS**  
**WEDNESDAY, JUNE 18, 2014**

**Town Council Room, Second Floor, Town Hall, 761 Old Main Street, Rocky Hill, CT 06067**

**1. PUBLIC HEARINGS AT 6:30 P.M.**

- A.** Proposed settlement of zoning appeal entitled Elm Street Ext, Rocky Hill, LLC v. Rocky Hill Planning and Zoning Commission, with the appellant Elm Street Ext Rocky Hill LLC, proposing to resolve and settle its pending zoning appeal by revising the plans it originally submitted in August 2013, and denied November 6, 2013, as part of its application for a Special Permit and Site Plan approval for a medical office building with associated site improvements with frontage on Elm Street Extension, Rocky Hill, CT and designated as Assessor's ID # 12-157;
- B.** Proposed Zoning Regulation Amendments, **Town of Rocky Hill, proposing** to add to the Rocky Hill Zoning Regulations, Section 3.4.8 as follows:  
3.4.8. A single temporary structure, including membrane structures, no larger than 200 sq. ft. will be allowed on a Residentially Zoned Property for no more than 6 months in any 12 month period. Temporary structure permits shall be obtained from the Planning and Zoning Department. This Section is not applicable to farms, either existing as of the effective date of this Regulation and/or possible future farms as defined by the Zoning Regulations.

**2. CALL TO ORDER IMMEDIATE FOLLOWING CLOSURE AND/OR RECESS OF PUBLIC HEARING**

**3. PUBLIC (generally limited to 3 minutes)**

**4. ADOPT THE AGENDA**

**5. CONSENT AGENDA**

- A.** Minutes and Working Notes from May 21, 2014
- B.** Minutes and Working Notes from June 4, 2014
- C.** Accessory Apartment Request for **James Waltman**, proposing a efficiency, one bedroom apartment on the lower level of an existing residence of approximately 24 % of the GFA for property located at 10 Andover Drive in a R-20 Residential Zoning District; ID # 11=-028;

**6. AGENDA ITEMS**

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- C.** Presentation and Discussion on signs, **Business Now!**

**7. ANY OTHER BUSINESS**

- A.** Status Update and Recommendation to Town Council - Plan of Conservation and Development

**8. COMMUNICATIONS**

**9. APPROVE BILLS**

**10. ADJOURN**

Dated in Rocky Hill CT this 13<sup>th</sup> day of June 2014

Rocky Hill Planning and Zoning Commission  
Dimple Desai, Chairman  
Victor Zarrilli, Secretary